This Instrument Prepared By:
Chris Sloan, Attorney
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
1600 West End Avenue, Suite 2000
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1068544 DEEDQC
11/03/2023 03:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231103-0086378

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
H. Tran Investments, LLC Lani Williams 4487 Post Place #114 Nashville, TN 37205	H. Tran Investments, LLC 4105A Loan Oak Road Nashville, TN 37215
Map & Parcel No.: 103 15 0B 114.00 CO	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Huy Tran** ("Grantor") does hereby quitclaim and convey unto **H. Tran Investments, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of his right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 4487 Post Place #114, Nashville, TN 37205.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature page to follow.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of October, 2023.

Huy Tran

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Huy Tran**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this the 24th day of October, 2023.

Notary Public

My Commission Expires:
7-7-2025

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

4860-6559-1940

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $00.

AFFIANT

Subscribed and sworn to before me this 24th day of October, 2023.

NOTARY PUBLIC

My Commission Expires:

7-7-2025

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025

4860-6559-1940

Exhibit A

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 114 on the Plan of Lion's Head Condominium, of record in Book 5200, Page 82, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Huy Tran and Lani Williams, as Tenants in Common, by deed from Beverly J. Keel, unmarried, of record as Instrument No. 20210316-0034517, Register's Office for Davidson County, Tennessee.

Pursuant to this conveyance, property now being vested in H. Tran Investments, LLC, a Tennessee limited liability company and Lani Williams, as Tenants in Common.

Tennessee Certification of Electronic Document

I, John A. Gupton, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 24, 2023 (date of document).

John A. Gupton
Affiant Signature

October 24, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 24th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 7, 2025